| 040.0 | 0005 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 664,600 / 664,600 |
| | | | | | USE VALUE: | 664,600 / 664,600 |
| | | | | | ASSESSED: | 664,600 / 664,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 26 | | AMHERST ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | POIRIER GUILLAUME |
| Owner 2: | PERONACE LAURA |
| Owner 3: | |
| Street 1: | 26 AMHERST ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROHTER CHRISTOPHER & - |
| Owner 2: | VALLILA SOFIA - |
| Street 1: | 26 AMHERST ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4050.000 | 225,400 | 6,000 | 433,200 | 664,600 |
| Total Card | 0.093 | 225,400 | 6,000 | 433,200 | 664,600 |
| Total Parcel | 0.093 | 225,400 | 6,000 | 433,200 | 664,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 659.33 /Parcel: 659.33

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 27090
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

!3330!

## PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 225,400 | 6000 | 4,050. | 433,200 | 664,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 218,700 | 6000 | 4,050. | 433,200 | 657,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 218,700 | 6000 | 4,050. | 433,200 | 657,900 | 657,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 230,700 | 6000 | 4,050. | 460,300 | 697,000 | 697,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 230,700 | 6000 | 4,050. | 335,700 | 572,400 | 572,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 230,700 | 6000 | 4,050. | 292,400 | 529,100 | 529,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 230,700 | 6000 | 4,050. | 249,100 | 485,800 | 485,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 221,500 | 6000 | 4,050. | 243,700 | 471,200 | 471,200 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 22:55:44 |

## LAST REV

| Date | Time |
|---|---|
| 03/03/20 | 11:09:55 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3330

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROHTER CHRISTOP | 70897-428 | | 4/20/2018 | | 700,000 | No | No | | |
| SPRENG NATHAN R | 59666-415 | | 8/1/2012 | | 445,000 | No | No | | |
| HAAS CHRISTOPHE | 51676-112 | | 9/12/2008 | | 432,000 | No | No | | |
| DONOVAN DORIS T | 34843-379 | | 2/5/2002 | | 353,000 | No | No | | Joseph R Donovan dod 8/16/1996 |
| | 26894-16 | | 12/10/1996 | | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/12/2019 | 1844 | Alterati | 36,000 | C | | | | |
| 10/23/2019 | 1703 | Heat App | 13,301 | C | | | | |
| 10/23/2019 | 1704 | Heat App | 10,253 | C | | | | |
| 1/9/2009 | 18 | Manual | 6,000 | | | | | |
| 4/5/2007 | 215 | Porch | 3,900 | | | | | REBUILD FARMERS PO |
| 3/19/2002 | 166 | Re-Roof | 3,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/15/2009 | Meas/Inspect | 372 | PATRIOT |
| 4/14/2004 | External Ins | BR | B Rossignol |
| 5/19/2002 | MLS | MM | Mary M |
| 3/21/2000 | Inspected | 270 | PATRIOT |
| 2/29/2000 | Measured | 263 | PATRIOT |
| 8/16/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 27090 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4050 | | Sq. Ft. | Site | | 0 | 80. | 1.34 | 1 | | | | | | | | | 433,201 | | | | | | 433,200 | |

| Total AC/HA: | 0.09298 | Total SF/SM: | 4050 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 433,201 | Spl Credit | | Total: | 433,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 175.465 |
| Other Features: | 55000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 276870 |
| Depreciation: | 51498 |
| Depreciated Total: | 225372 |

## COMMENTS

BK:9770 PG:279 PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

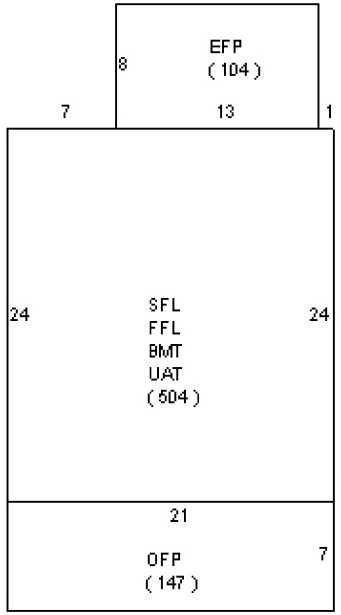
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 175.46 |
| Special Features: | 0 | Val/Su Net: | 119.32 |
| Final Total: | 225400 | Val/Su SzAd | 223.61 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 504 | 52.640 | 26,530 |
| FFL | First Floor | 504 | 175.460 | 88,434 |
| SFL | Second Floor | 504 | 175.460 | 88,434 |
| OFP | Open Porch | 147 | 27.720 | 4,075 |
| UAT | Upper Attic | 126 | 70.190 | 8,843 |
| EFP | Enclos Porch | 104 | 53.390 | 5,553 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,889 | | | Total: | 221,869 |
| Size Ad | 1008 | Gross Area | 2267 | FinArea | 1008 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

040.0-0005-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | GD | 1920 | 21.25 | T | 30 | 101 | | | 6,000 | | | 6,000 |

| More: | N | Total Yard Items: | 6,000 | Total Special Featues: | | Total: | 6,000 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc